

CAPITAL IMPROVEMENT FUND

The **Capital Improvement Program (CIP)** and the **Infrastructure Capital Improvements Program (ICIP)** represent Bernalillo County's plan for financing and implementing long-term public projects. Such projects include the planning, purchase, design, rehabilitation, renovation, construction and development of facilities and infrastructure that will yield benefits for several years. Often projects will entail the acquisition of property. Because capital outlays are frequently large, the decisions that the county makes to undertake them impacts the most basic needs and quality of life of Bernalillo County residents. The CIP and the ICIP allow the community to provide for the orderly replacement and development of public facilities, maintain the quality and efficiency of public services like water and sewer systems, roadways, storm drainage, and allow for the purchase of library materials, enhance public safety, and allow for the development of parks and recreation facilities.

New capital needs as well as replacement of existing capital must be taken care of within the limited capital resources of the county. The Board of Commissioners sets a schedule for the development of the Infrastructure Capital Improvements Program and the Capital Improvements Program. Capital project needs are identified through research by staff and an extensive process of soliciting public input.

The CIP may affect the operating budget by increasing operating costs when new or rehabilitated projects are brought on-line. Capital improvements for the County are primarily funded with **General Obligation (GO) Bonds**, which are self-imposed by the voters on all taxable property within the county, and **Gross Receipts Tax (GRT) Revenue Bonds**, which are funded from gross receipts taxes collected within the county. The GO bonds are submitted to the voters for approval in November of each even numbered year. Other funding sources for capital improvements include state and federal grants, other intergovernmental grants, and impact fee revenue

The CIP submission and approval process includes the general obligation bond program, composed of projects to be funded through the issuance of general obligation bonds to be approved in the general election year 2006. The size of the CIP program is dependent on the available bonding capacity within the constraints of tax revenue.

A six-year ICIP for the years 2007 through 2012 is composed of projects funded through all available county resources. This program is mandated by the state for all local governments. The ICIP is submitted to the state on an annual basis. All projects in the plan are to conform to adopted master plans, ordinances, policies, and other defined community goals.

Capital Improvement Planning:

Purpose

To improve the quality of life and safety of the individuals within the community, while ensuring full value of tax dollar expenditures.

Vision

To design and construct public facilities in a cost effective, expeditious, coordinated, professional manner that results in a safe quality environment to the end user.

Strategies

- Develop a C.I.P. oversight team with front line responsibilities.
- Establish standard protocols for real-time monitoring of all aspects of programs/projects.
- Eliminate necessity for change orders.
- Decrease average duration of new construction, additions and renovations.
- Ensure programs/projects are completed within budget.
- Develop comparative data to ensure quality in vendors and products.
- Create an historical library of issues and resolutions for future reference.

Advantages of Capital Improvement Planning

Capital improvement planning enables the county to identify and assess community needs on an ongoing basis. Bernalillo County's Capital Improvements Program includes a citizen participation component that provides valuable input about needed county investments. In addition:

1. CIP provides a framework for decisions about area growth and development. Planning for water and sewer lines, transportation, public safety and recreation are critical to those who develop residential, commercial and industrial tracts.
2. CIP enables the County to prioritize public investments. A particular project may seem important until compared to a project list of countywide capital needs.
3. CIP helps preserve existing property values. Well-maintained public roads, storm drains and buildings positively affect property values and may encourage property owners to maintain and upgrade their property.
4. CIP helps distribute public costs equitably over a longer period of time. Financial planning for public infrastructure can avoid the need to impose “crisis” rate and tax increases and enhances opportunities for Federal and State financial assistance. Bond underwriters look favorably on communities that have a strategy for capital investment.
5. CIP can assure funding for needed repair of existing facilities before they fail. Failure is almost always more costly, time-consuming and disruptive than planned repair and/or replacement.
6. CIP promotes efficient government operation. Coordination of Capital Projects can reduce scheduling conflicts among projects and save time and money.
7. CIP is a tool for community involvement. Citizens who participate can become informed about all aspects of County government and help to identify needed public investments.

General Obligation Bond Program & Six-year Capital Improvement Program

The County’s Capital Improvements Program (CIP or ICIP) includes a listing of projects which include priority order, anticipated cost, anticipated revenue sources and projected total project cost of each project. The County Manager submits the ICIP for 2007-2012 to the Board of Commissioners to meet deadlines imposed by the Local Government Division of the State Board of Finance. Within the CIP are 2006 bond projects that will be placed on the General Election Ballot in November.

n August 2006, an Administrative Resolution authorizing the 2006 Capital Improvement Program will be presented to the Commission as part of the CIP process as illustrated on the CIP calendar of events below. The 2007-2012 Capital

Improvements Plan for Bernalillo County is an inventory of existing and proposed capital projects. The County prepares a six-year CIP every two years. It is intended to guide the County’s state and federal funding requests and to develop the General Obligation Bonds presented to voters. The CIP also forms the county’s component of New Mexico’s Infrastructure Improvement Plan. Public input and participation into the program was encouraged and solicited through various methods. Each Commission District hosts a minimum of one neighborhood meeting. In addition, handbooks describing the process were mailed to neighborhood associations and made available Countywide at public libraries, community centers, and on Bernalillo County’s website.

| CIP SCHEDULE FOR 2007 – 2012 Six Year Program & 2006 GO Bond Projects | |
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| February | Meetings with Departments Notification /Advertisement of Public Input meeting Handbook sent to Neighborhood Association, Libraries, etc. |
| March – April | Neighborhood Meetings in all Commission Districts |
| May | Deadline for citizen input Citizen input requests sent to Departments and to Commissioners Set CIP schedule for CIP Department presentation to CIP Committee |
| June | Departments to submit project requests Informational meeting for CIP Committee |
| July | CIP Presentation to County Managers & Division Directors |
| August | Presentation of CIP plan to Commission for the 2007 – 2012 Six Year Program and 2006 GO bond projects |
| September | Submission of ICIP to State |
| November | General Election for GO Bond Projects |

Community Involvement

The CIP division and department staff conduct public meetings in each of the Commission Districts as a means of keeping both neighborhoods and individual citizens informed about the status of the approved projects and to receive input about new capital project needs. Prior to these meetings, the CIP division coordinates with the Public Information Office and the five Commissioners to establish a meeting schedule. Each meeting is advertised, and information packages are distributed to public and neighborhood associations explaining how to make project requests. The input forms are submitted, including all at-large public comments and requests, to the CIP division. Requests received from neighborhood associations and individuals are forwarded to the County departments for internal review, prioritization and potential incorporation into the 2006 CIP. These requests are then submitted to the CIP Committee for final evaluation. Six public CIP meeting were held this spring and the County received 259 neighborhood request forms for 126 distinct projects.

CIP Project Review, Ranking and Approval

Development of the plan involved assessing existing capital projects status and funding, reviewing new neighborhood requests, determining top department priority and developing new department requests. Departments analyzed and completed the final requests for presentation to the CIP department. A CIP Committee made up of Deputy County Managers and department representatives reviewed and ranked the projects. CIP staff presented the CIP Committee recommendations to the County Manager who approved the CIP for presentation to the Board of County Commissioners. The CIP department then submits the ICIP project plan to the State Department of Finance and Administration. To meet the requirements of the State Department of Finance and Administration, the total Six-Year program lists all projects, funded and unfunded. The General Obligation Bond Program, in the form of a resolution, was forwarded to the County Clerk for inclusion on the November General Election ballot.

2006 Bond Program

Bernalillo County's CIP program includes the projects recommended for inclusion in the General Obligation Bond for the November 7, 2006 General Election ballot. Contained within the six-year CIP are recommended 2006 General Obligation Bond projects. If approved by the Board these will be presented to the voters on the November 7, 2006 General Election ballot. The Manager's recommended bond package would leverage limited GO Bond capacity with County legislative requests and federal grants. Without increasing taxes, the program makes \$18 million available for each of the three cycles. Variables influencing bonding capacities in the second and third cycles included property valuations and interest rates.

PUBLIC WORKS BOND PROGRAM

The Public Works Division received the greatest share of the Manager's recommended GO Bond funding at approximately \$9.4 million. Projects include dirt and gravel road asphalt paving, striping and guardrails for roadways throughout the County. Bond funds will be used to match State funds made available for the County Arterial Program, State Cooperative Program, and School Bus Route Program. Funding will also be used to reconstruct Lyon/Unser Boulevard with 2 additional turn lanes, bike lanes and sidewalks. Right-of-way acquisition to design and

reconstruct the widening and replacing of railroad crossings at Montano and Edith. General obligation bond funds are the primary source of funds used to attract and match various Federal, State, and other monies that are often available for infrastructure projects within the unincorporated area.

PARKS & RECREATION BOND PROGRAM

Funding for Parks and Recreation has been proposed in the amount of \$2.2 million, including funds for constructing and equipment recreational facilities, including swimming pools within the county.

FACILITIES IMPROVEMENTS BOND PROGRAM

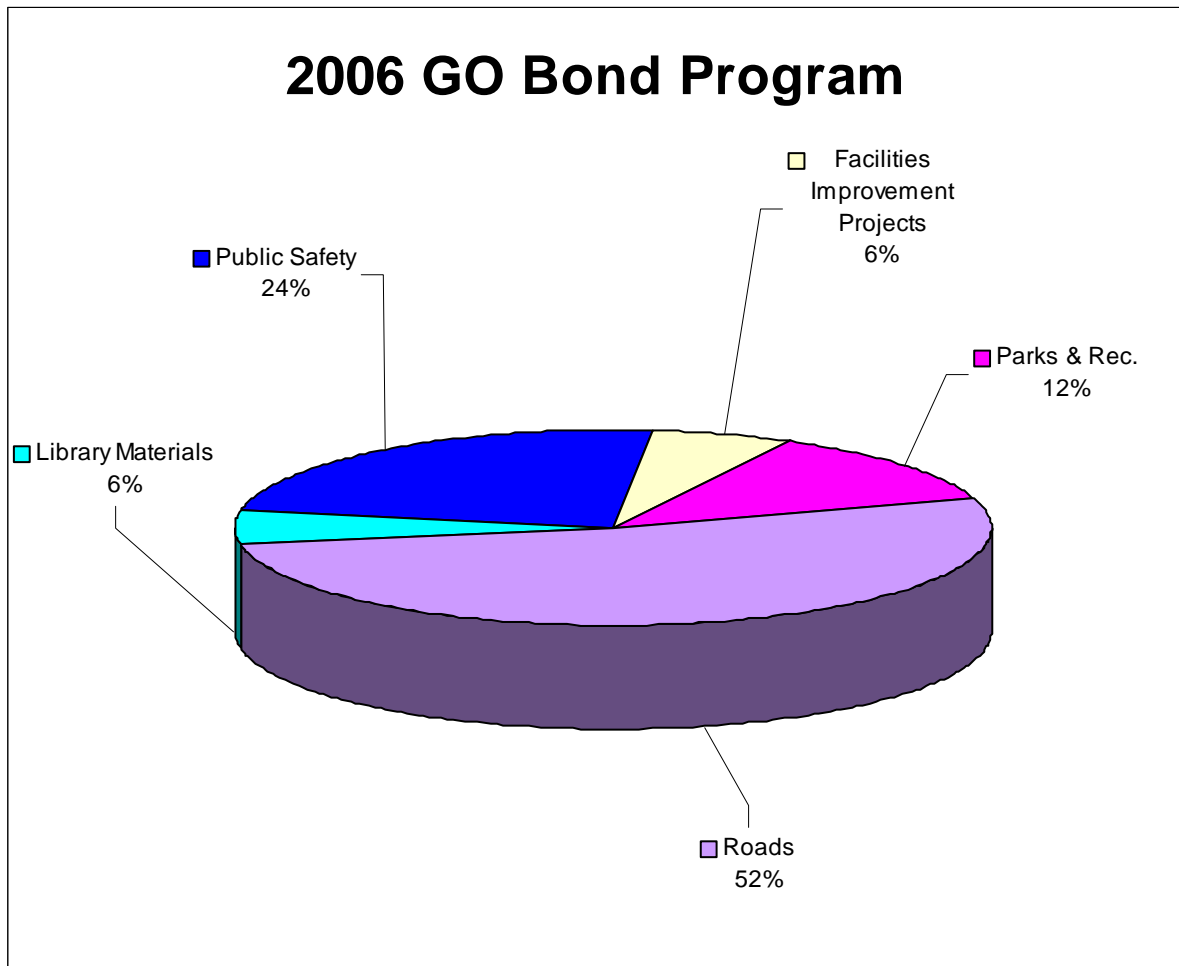
\$1,100,000 was proposed for County Facilities construction and improvements, including necessary remodeling of County buildings, including renovating Hiland Theatre.

Public Safety Bond Program

Public Safety has proposed \$4,300,000 in GO bond funding for the 2006 GO Bond Program. Public Safety projects are thoroughly reviewed for need and priority. The 2006 projects consist of the design and construction of a Co-Located Sheriff, Fire and Emergency Center in the East Mountains and the final remodel phase of the Juvenile Detention Center which includes six living units, communications system, paving, lighting, and perimeter fence.

Library Bond Program

\$1.0 million is proposed for library books and materials.



Capital Improvement Projects

HILAND THEATER

Bernalillo County acquired the property in 2003 utilizing project revenue bonds and funding for renovation from the New Mexico Legislature. Currently the County is performing renovations to the Hiland Theater; eventually the theater will be reopened and used for various community and school activities as well as live performances from local theater groups.

The Hiland Theater is an essential piece of Bernalillo County and New Mexican history. The historic building has served Bernalillo County residents for over half a century providing entertainment, recreation and memories to many generations of residents. Originally constructed as a movie theater and specialty clothes stores, the Hiland Complex was a community gathering point during Albuquerque's formative years. Its unique design and state of the art facilities (for the period) attracted first run movies and premiere retail shopping opportunities.

In the 1990's as the "mega-plex" movie theatres were constructed, the Hiland was converted to a live performance venue. The expansive retail space was converted to office and storage space.



METROPOLITAN ASSESSMENT & TREATMENT SERVICES (MATS)

The goal of Metropolitan Assessment & Treatment Services (MATS) is to establish a comprehensive and coordinated Detoxification, Recovery Treatment and Transitional Housing program for public inebriates including individuals with co-occurring disorders, and develop extensive and strong partnerships with existing community medical, mental health, alcohol/drug and homeless service agencies. Bernalillo County, through its DWI Program, currently funds operation of the existing detoxification program for public inebriates, a 25-bed facility located at 126 General Chennault NE. On July 29, 2004, Bernalillo County purchased the old Charter Hospital facility at 5901 Zuni SE to provide comprehensive services to the public inebriate population from a single facility. The new MATS facility opened in Fall 2005.





Metropolitan Detention Center



Bernalillo County Courthouse

Revenue Bonds

v **The 1996 A&B series financed the construction of a new jail, courthouse and district attorney building.** The city-county jail opened downtown in 1976. Overcrowding at the facility spurred the County Commission to approve a revenue bond issue for jail construction in 1996. The Metropolitan Detention Facility is a state-of-the-art detention facility that currently houses over 2,500 detainees of all classifications. Strategic infrastructure was put into place that will allow the facility to expand to a capacity of 5,000 detainees. The facility was designed so that operation costs will be minimal compared with other facilities. The new jail is on the far west mesa and its modular design can easily be expanded.

The courthouse was completed in June of 2001. It is seven stories high with 272,000 square feet of space, including courtrooms, jury rooms, judges chambers, holding cells, administrative offices, food court, news media center, and a large jury assembly area.

This series also financed the construction of a District Attorney's office building. The building was named the Steve Schiff District Attorney Building, honoring the late United States Representative. Located in downtown Albuquerque, the structure houses the District Attorney, County Attorney and staff. It is four stories high and has 80,000 square feet of general office space. Construction was completed and accepted by the County on May 8, 2000.

v **The 1997 series financed the Journal Pavilion performing arts theatre, an assessor/treasurer information system, and the 800-Megahertz and jail management systems.** The County and SFX Entertainment constructed the Journal Pavilion Regional Recreation Complex an 8,400-seat amphitheater. Construction began December 1999 and was completed on schedule in June 2000. Journal Pavilion Amphitheater is located at the Regional Recreation Complex. It is managed and operated by SFX Entertainment as part of a public/private partnership with Bernalillo County. The amphitheater and future playing fields will anchor a larger 600+ acre recreation complex that will be built over 10-15 years and will include softball, baseball, football, trails and other recreation amenities. The 800-Megahertz and jail management systems have been implemented and are operational. The assessor/treasurer system has also been implemented and is operational.

v **The 1998 series is a refunding of the 1996A series.** The refunding resulted in net savings to the County of \$2.7 million over thirty years.

v **The 1999 series completes the funding for the adult detention center and established a construction fund for the water/wastewater system.** Construction of Phase II of the Metropolitan Detention Center was made possible as a result of this bond issue. These bonds also provide a portion of the funding of \$111 million necessary to provide water and wastewater services to the developed but unserved areas of the County. Federal participation of \$45 to \$55 million has been initiated through a \$12 million appropriation request with additional requests over a four-year period. The State is providing \$20 million and the City will provide \$20 million.

v **The 2002 series financed the enhancements to the County Courthouse.** The enhancements included a build-out of the fourth floor consisting of one regular and one large courtroom, a conference room, three judges' chambers and office space for necessary support staff. In addition, enhanced security cameras to the public corridors and courtrooms were added, seven motion rooms were modified and changes to the restaurant area were made.

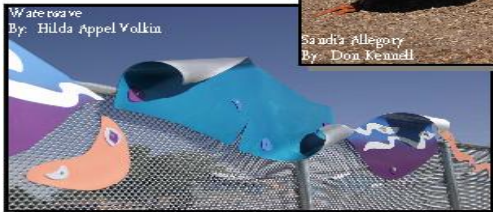
v **The 2004 series financed the expansion of the Health Services Unit (HSU) at the Metropolitan Detention Center (MDC) and the purchase of property for the Detoxification/Treatment Facility (MATS)** The County constructed a 210-bed Mental Health Unit at the Metropolitan Detention Center, which provides housing for individuals with acute mental health problems.

The County purchased the former Charter Hospital located at 5901 Zuni SE that has approximately 47,000 square feet. The facility was used to establish a 28-day residential treatment and transitional services program for public inebriates including individuals with co-occurring disorders.

The 2005 series partially refunded the 1999 series. The refunding resulted in net savings to the County of \$2.2 million over thirty years.

Bernalillo County Public Art Program

Bernalillo County 1% for Public Art Program



Bernalillo County's Public Art Program will head into its 15th year in 2007. Since the 1% for Art Ordinance was enacted in 1992, and revised in 1997, \$2.4 million has been generated to fund 125 works of art, including commissioned and purchased works, in public places throughout the county. Project budgets have ranged between \$5,000 and \$150,000. The collection of 125 works includes a variety of media, sizes, artists and locations, featuring 46 artworks by New Mexico artists in the County Courthouse Collection.

The Public Art Program is overseen by a ten member advisory board appointed by the County Commission, two from each of the five Commission Districts. Program is staffed with one full time manager and one shared full-time administrative assistant.

Recent public art projects include the large, outdoor lizard sculptures at the W.L. Jackson Park located in the far northeast heights; the "wave" fence sculptures at the Los Padillas Pool; twenty-one new, 2-dimensional artworks for the administrative offices; and the collaborative projects with the Mid Region Council of Governments at the Rail Runner Stations. As the 1% funds generated from the 1996 Courthouse and Jail Revenue Bonds are almost completely expended, opportunities to leverage G.O. Bond 1% funds has become one of the Arts Board's and staff's top priorities. Joint projects with other government agencies and strategic utilization of the state 1% for Art funds will continue to enhance the Public Art Program's mission to encourage the integration of art into public facilities.

Impact Fees

The Bernalillo County Impact Fees Ordinance (Ord. No. 95-16) became effective January 1, 1996. On June 25, 2002, the Board of County Commissioners revised the Impact Fees Ordinance to establish new rates that better reflect local economic and market conditions. After eight years, the County is benefiting from many projects that are funded in part or fully by impact fee revenues. This addition of capital improvements made possible with impact fee revenue funds will continue to benefit the County in future years. In FY05, Bernalillo County collected \$1.1 million in impact fees.

There are four Park service areas and five Drainage service areas. The Open Space and Parks purchase and development priorities are made according to the implementation section of the Bernalillo County Parks and Recreation Master Plan adopted by the Board of County Commissioners in July 2002. The Fire/EMS and County Road service areas are Countywide. The Open Space and Regional Road service areas follow the boundary for the County's Five-Mile Extraterritorial Jurisdiction (ETJ).

Impact Fee Funded Projects

Recent major park expenditures include: construction of a combined outdoor tennis/basketball court at Paradise Hills Community Center; new playground at Paradise Hills Park; Phase 1 of Valle del Bosque Park; East Mountain Trails and Bikeways Master Plan. Planned expenditures include: Little League site at the North Domingo Baca Dam; Design and construction of a shared multipurpose

field on the Campus of James Monroe Middle School; Survey and easement development associated with obtaining trails per the adopted East Mountain Trails and Bikeways Master Plan.

Recent major open space expenditures include: Phase one of Valle del Bosque. Planned expenditures include purchasing landscaping for Valle del Bosque.

Recent Fire/EMS expenditures include the purchase of SCBA cylinder recharge air compressor; Emergency Generator at Station #2. Planned Fire/EMS expenditures include two rescue vehicles; One new fire engine.

Impact Fees Capital Improvement Plan

As required by the State Development Fees Act, the County created an Impact Fees Capital Improvement Plan (IFCIP) that specifically defines service areas, service unit costs, needs within those service areas based on new construction and impact fees that will be charged within those service areas. The State Development Fees Act requires that the County update land use assumptions and the IFCIP every five years. The County, with the assistance of the Capital Improvements Advisory Committee, has developed a comprehensive list of impact fee projects within respective service areas. As a result of this process, the County has developed a closer relationship between the Capital Improvement Program and the use of the impact fees.

Open Space

Open Space includes lands and waters that have or will be developed or maintained to retain their natural character and benefit people throughout the County by conserving resources related to the natural environment, providing opportunities for appropriate outdoor education and resource-based recreation, or defining the urban environment.

Why Open Space is important.

- Protects natural resources and historically important areas
- Helps define the urban and rural environments
- Can protect the public from natural hazards

Open Space requires management and maintenance by the County. The success of the Open Space Program relies on community support and stewardship.

Resource Management Plans

Resource Management Plans (RMP's) were created to help preserve unique historic and cultural character, offer resource-based recreational opportunities, and protect natural resources.

The objectives and strategies contained in the RMP's were developed by Steering Committees through extensive community participation and planning

The mission of the Bernalillo County Open Space Program (BCOS) is to preserve and provide natural areas, cultural resources and resource-based recreation for County citizens. These lands are acquired and managed to conserve natural and cultural resources, provide opportunities for education and recreation and to shape the urban environment. BCOS is funded by an open space mill levy, which has been used to purchase nine properties (~1,000 acres), create Resource Management Plans, and develop properties so they can be opened for public access.

The County is currently working on implementing the RMP's and opening the properties to the public. Many of the East Mountain properties border National Forest, connecting miles of trails and open expanses for enjoyment.

The County strives to ensure that all resources are available to the public, yet cared for in a manner that will sustain them over time.



Sedillo Ridge

The plans and management strategies are ever-evolving in response to environmental conditions. We welcome your involvement in helping to maintain these wonderful ecosystems, as well as the public's feedback on effectiveness and progress.

Program goals include:

- Partnerships to build capacity for and management
- Best management practices
- Water preservation
- Management plans
- Alternative means of land preservation
- Proactive acquisition strategy
- Long term funding

Open Spaces in Bernalillo County

Bachechi property
Carlito Springs
Durand
Gutierrez-Hubbell House
Ojito de San Antonio
Pajarito property
Sedillo Ridge
Valle del Bosque



Ojito de San Antonio